

R990067124
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK 02287 PAGE 01237
AUG 18 1999 11:44 AM
DAVE LANG, CLERK OF COURTS



CONSERVATION EASEMENT

BK: R2287 PG: 01237

STATE OF FLORIDA
COUNTY OF LEON

KNOW ALL PERSONS BY THESE PRESENTS THAT in consideration for the issuance of Permit No. 96-0024, issued to SPERRY & ASSOCIATES, INC. (hereinafter the "GRANTOR") on November 9, 1996, GRANTOR has granted to LEON COUNTY, FLORIDA, (hereinafter the "GRANTEE"), a Conservation Easement in accordance with Section 704.06, Florida Statutes, in and over the real property in Leon County, Florida, as set forth in the legal description attached hereto as Exhibit "A". The permit described herein is for the development of the property described in attached Exhibit "B", which property could not be developed in the density as permitted, without the granting of this easement

As used herein, the term GRANTOR shall include any successor or assignee of the GRANTOR's ownership interest in the property described in Exhibit "B" and the term GRANTEE shall include any successor or assignee of the GRANTEE.

It is the purpose and intent of this Conservation Easement to assure that the subject lands will be retained and maintained forever predominantly in their natural condition, existing at the time of execution of this Conservation Easement.

Except for such specific activities as authorized pursuant to Florida law, or by the GRANTEE, the following activities are prohibited on the property subject to this Conservation Easement:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
2. Dumping or placing of soil or other substances or material as waste, or dumping or placing of trash, waste, or other offensive materials;
3. Removal or destruction of trees, shrubs, or other vegetation;
4. Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface;
5. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;

Documentary Tax Pd \$ <u>0</u>
Intangible Tax Pd
Dave Lang, Clerk, Leon County
Deputy Clerk

R990067124
RECORDED IN
PUBLIC RECORDS LEON COUNTY FL
BOOK: R2287 PAGE: 01238
AUG 18 1999 11:44 AM
DAVE LANG, CLERK OF COURTS



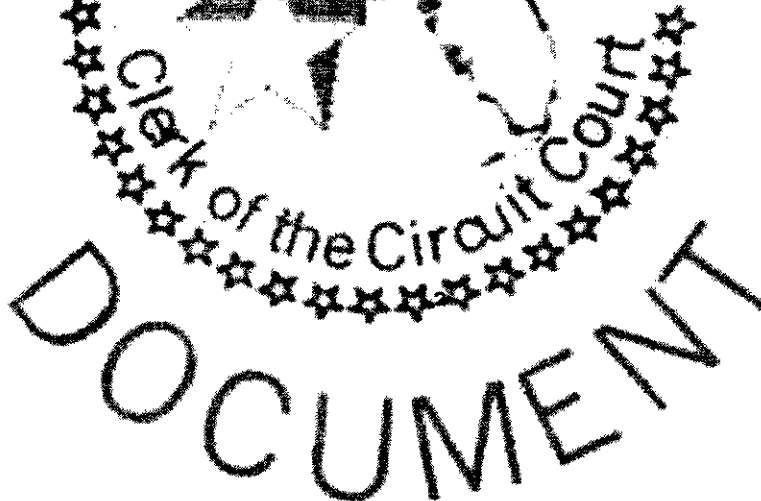
EX: R2287 PG: 01238

7. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas; and
8. Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archaeological or cultural significance.

It is understood that the granting of this Conservation Easement entitles the GRANTEE or its authorized representatives to enter the above-described land in a reasonable manner and at reasonable times to assure compliance.

The GRANTOR as the Owner of the property described in Exhibit "B", which property is the beneficiary of the Permit described above, and on behalf of the successors or assigns of GRANTOR'S interest in such property, does hereby agree that so long as the property described in Exhibit "B" remains developed pursuant to the Permit described above, then all costs and liability relating to the maintenance of the lands described in Exhibit "A" in their natural condition existing at the time of execution of this Conservation Easement, shall be the sole responsibility of the Owner of the property described in Exhibit "B" and such Owner shall indemnify and hold harmless the Grantee from same. The Conservation Easement hereby granted and the obligation to retain and maintain the land in its natural condition as herein specified shall run with the lands described in Exhibits "A" and "B" and shall be binding upon the Owners of such lands and their successors and assigns, and shall inure to the benefit of the Grantee and its successors and assigns.

The terms and conditions of this Conservation Easement may be enforced by the GRANTEE by injunctive relief and other appropriate available remedies, and GRANTOR consents that venue for such enforcement actions shall lie exclusively in the Circuit Court of the Second Judicial Circuit, in Leon County, Florida. In any enforcement action in which the GRANTEE prevails, GRANTEE shall be entitled to recover reasonable attorney's fees and costs in the trial and appellate, in addition to the cost of restoring the land to the natural condition existing at the time of execution of this Conservation Easement.



R390067124
RECORDED IN
PUBLIC RECORDS LEON COUNTY FL
BOOK 2287 PAGE 01239
AUG 18 1999 11:44 AM
DAVE LEWIS, CLERK OF COURTS



BK: R2287 PG: 01239

Any forbearance on behalf of the GRANTEE to exercise its rights in the event of the failure of GRANTOR to comply with the provisions of this Conservation Easement shall not be deemed or construed to be a waiver of the GRANTEE'S rights hereunder in the event of any subsequent failure of the GRANTOR to comply.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal on this 18th day of November, 1996.

WITNESS:

Kristay L. Boutwell
Print Name Kristay L. Boutwell
Maria E. Roy
Print Name Maria E. Roy

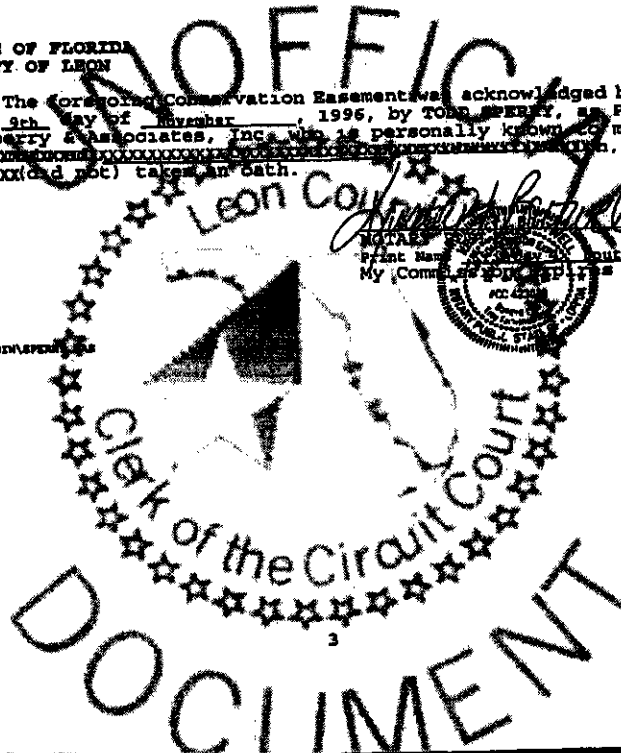
SPERRY & ASSOCIATES, INC

Todd Sperry
BY: TODD SPERRY
ITS: PRESIDENT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Conservation Easement was acknowledged before me this 18th day of November, 1996, by TODD SPERRY, as President of Sperry & Associates, Inc. who is personally known to me ~~and who~~ ~~has produced to me satisfactory evidence of his identity~~, and who ~~acknowledged~~ (not) taken an oath.

F (NOTARIAL SEAL)



Kristay L. Boutwell
Print Name Kristay L. Boutwell
My Comm. Exp. 11/27/98

SKETCH OF A CONSERVATION EASEMENT

CERTIFIED TO:
LEON COUNTY AND ASSOCIATES, INC.

REMARKS:
THIS EASEMENT IS FOR THE
PURPOSE OF A CONSERVATION EASEMENT
ON THE LAND OF LEON COUNTY AND ASSOCIATES, INC.

NOTE: LEGAL DESCRIPTION OF THIS PROPERTY IS BY METES & BOUNDS SEE SHEET 3 OF 3 FOR DESCRIPTION

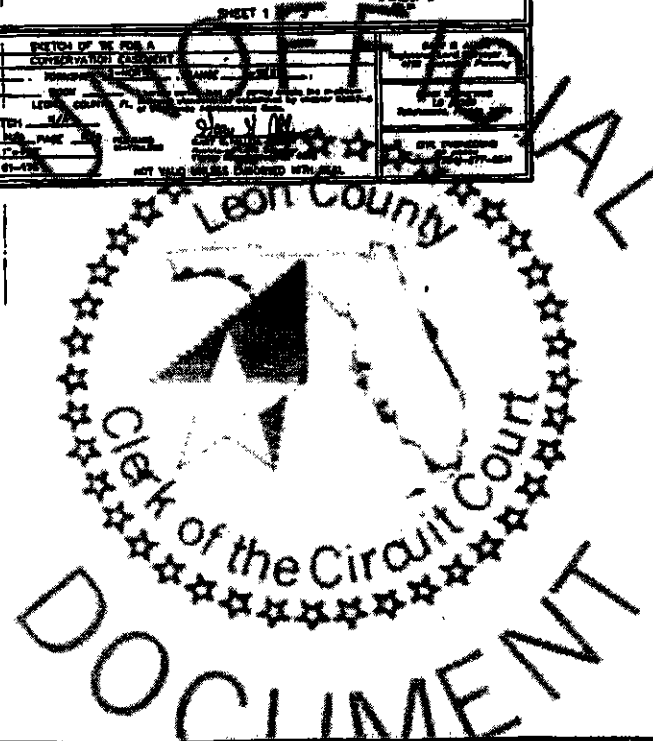
SHEET 1

DESCRIPTION	SKETCH OF THE FOR A CONSERVATION EASEMENT
SECTION	21
RECORDED BY	LEON COUNTY AND ASSOCIATES, INC.
DATE OF SKETCH	11/11/98
FIELD BOOK	11/11/98
SCALE	1" = 100'
JOB NO.	01-001

R330067124
RECORDED IN
PUBLIC RECORDS LEON COUNTY FL
BOOK 2287 PAGE 01240
AUG 18 1998 11:44 AM
DAVE LANG, CLERK OF COURTS



BK: R2287 PG: 01240



AUG -17 99(TUE) 15 44

P 005
002

Attachment # 3
Page 5 of 7

EXHIBIT "A"

CERTIFIED TO:
J. SPERRY & ASSOCIATES, INC.

ADDRESS:
WOODLAND CIRCLE
TALLAHASSEE, FLORIDA

SKETCH OF A CONSERVATION EASEMENT

BOOK: R2246 PAGE: 81182
R27061804

TAX ID # 21-00-31-000-300
~2.085 AC ±

TAX ID # 21-00-31-000-000
~1.70 AC ±

NOTE: NOT A BOUNDARY SURVEY
NOTE: LEGAL DESCRIPTION IS BY
METES AND BOUNDS. SEE SHEETS

LAND SURVEYING
L.S. #5508
Tallahassee, Florida 32311

GARY C. ALL
Registered Land Surveyor
4101 Apalachee Parkway
Tallahassee, Florida 32311

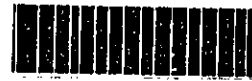
CIVIL ENGINEERING
C.E. #5508
Tallahassee, Florida 32311
Phone: (904)-677-0541

DESCRIPTION: SKETCH OF DESCRIPTION OF A CONSERVATION EASEMENT ON WOODLAND CIRCLE

SECTION: 34, TOWNSHIP: 34S, RANGE: 1E
RECORDED IN: BOOK: R2246 PAGE: 81182 LEON COUNTY, FL.
DATE OF SKETCH: 2-12-99
FIELD BOOK: PAGE: 17-170
SCALE: 1"=200'
JOB No: 99-170

RECEIVED
FILE No:

R990067124
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2246 PAGE: 81241
AUG 18 1999 11:44 AM
DAVE LING, CLERK OF COURTS



BK: R2287 PG: 01241

UNOFFICIAL

of the Circuit Court

DOCUMENT

AUG -17 99(TUE) 15 46

08/17/97 07:37

SPERRY AND ASSOCIATES - 304 422 9770

P 007

NO. 663 005

R570001034

RECORDED IN
PUBLIC RECORDS LEON COUNTY FL
BOOK: R2287 PAGE: 01243
AUG 18 1999 11:44 AM
DAVE LANG. CLERK OF COURTS



BOOK: R2287 PAGE: 01243
R570001034

Attachment # 3

Page 7 of 7

RECORDED IN
PUBLIC RECORDS LEON COUNTY FL
BOOK: R2287 PAGE: 01243
AUG 18 1999 11:44 AM
DAVE LANG. CLERK OF COURTS



BK: R2287 PG: 01243



DECLARATION OF UNITY OF TITLE

KNOW BY ALL MEN THESE PRESENTS, that pursuant to the ordinance of the County of Leon pertaining to the issuance of land development permits and regulating land development activities, the undersigned, being the owner(s) of the following described real property situated in the County of Leon, State of Florida, to-wit:

See Exhibit "A" which is attached hereto and made a part hereof by this reference.

do(es) hereby make the following declaration of condition, limitation and restriction on said lands, hereinafter as to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

- 1 The abovesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereinafter be regarded and is hereby declared to be unified under one title as an individual building site.
- 2 That the said property shall hereinafter be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land unless the parcel has been subdivided pursuant to county regulations.

The undersigned further agree(s) that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by the law, and shall be binding upon the undersigned, their heirs, successors, assigns, and all parties claiming ownership or interest until such time as the same may be released by written order of the Director of Development Review, Department of Community and Environmental Management of the County of Leon. The release is not given by the Director of Development Review, an approval from such determination may be taken to the Board of Adjustment and Appeals. The undersigned further agree(s) that this instrument shall be placed on record in the office of the Clerk of the Circuit Court of Leon County, Florida.

Signed, sealed, witnessed and acknowledged on this 13th day of August, 1997, in Leon County, Florida

Witness
Kimberly Buzbee

Kimberly Buzbee
(Print or type name)

(Signature)

(Print or type name)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 13th day of August, 1997, by
TERENCE M. FERRIS, who is known to me to be the person whose name is subscribed to the foregoing instrument and who did (did not) sign it.

Terence M. Ferris

(Signature of Notary Public)
F. Keith Turner
(Print Name)
Notary Public, State of Florida

